



**12 HALL AVENUE | TIMPERLEY**

**£399,950**

\*\*\*NO ONWARD CHAIN\*\*\* A beautifully refurbished traditional bay fronted family house with off road parking and southerly facing rear gardens to enjoy the sun all day. The accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, dining room with French windows to the south facing rear gardens, Shaker style fitted kitchen with integrated appliances, two excellent double bedrooms, generous single bedroom and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Ideally located within easy reach to the Metrolink and also Wellington School. Planning permission (Reference 115624/HHA/24) has also been granted for a single storey rear extension.

POSTCODE: WA15 6SD

## DESCRIPTION

Hall Avenue forms part of a sought after location containing in the immediate vicinity houses of similar age and design all of which combines to create an attractive setting. The position is highly favoured being close to Navigation Road Metrolink station and within the catchment area of highly regarded primary and secondary schools. The property also benefits from local recreational facilities adjacent to the Metrolink station and is less than one mile distant from the shopping centre of Altrincham with its highly popular Market Hall that contains a variety of informal and exciting dining options. There are local shops available on Deansgate Lane and Timperley village lies a short distance to the east.

Unusually for a terraced house there are two off road parking spaces within the block paved driveway and the rear gardens are certainly a feature. Approached via the dining room through French windows and importantly benefitting from a southerly aspect to enjoy the sunshine throughout the day.

The accommodation is superbly presented throughout with rooms of generous size. A wide entrance hall leads onto an elegant sitting room with the focal point of a marble conglomerate fireplace surround and flame effect electric fire framed in brushed steel. Wall light points to both sides of the chimney breast. PVCu double glazed bay window to the front. Picture rail. Radiator. TV aerial point.

At first floor level there are two excellent double bedrooms and a generous single bedroom served by the modern family bathroom.

The property also has the added benefit of planning permission for a single storey rear extension. Plans can be viewed at our office or alternatively online at Trafford Borough Council Planning Portal using the reference number 115264/HHA/24.

Gas fired central heating has been installed together with double glazing throughout.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Beneath a brick arch flanked by external wall light points.

#### ENTRANCE HALL

Opaque PVCu double glazed/panelled front door set within matching side-screens and transom light. Chrome spindle balustrade staircase. Under-stair storage cupboard. Radiator.

#### SITTING ROOM

**12'7" x 10'5" (3.84 x 3.18)**

Marble conglomerate fireplace with flame effect electric fire framed in brushed steel. Wall light points to both sides of the chimney breast. PVCu double glazed bay window to the front. Picture rail. Radiator. TV aerial point.

#### DINING ROOM

**16'3" x 10'7" (4.95 x 3.23)**

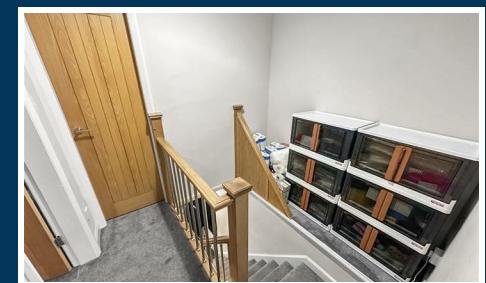
PVCu double glazed French windows to the rear. Laminate wood flooring. Picture rail. Radiator. Opening to;

#### KITCHEN

**7'11" x 7'8" (2.41 x 2.34)**

Fitted with a range of Shaker style wall and base units beneath natural wood heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Display units and wine rack. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with matching angular cooker hood above. Recess for an automatic washing machine and fridge. Wall mounted gas central heating boiler. PVCu double glazed window to the side.

### FIRST FLOOR



## LANDING

Chrome spindle balustrade. Loft access hatch.

## BEDROOM ONE

**12'52" x 10'5" (4.98 x 3.18)**

PVCu double glazed window to the front. Two wall light points. Radiator. TV aerial point.



## BEDROOM TWO

**10'5" x 8'11" (3.18 x 2.72)**

PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

**8'3" x 7'4" (2.51 x 2.24)**

PVCu double glazed window to the front. Radiator.



## BATHROOM/WC

**7'4" x 5'5" (2.24 x 1.65)**

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus electric shower and screen above, vanity wash basin with mixer tap and low level WC. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting. Radiator.



## OUTSIDE

Off road parking for two cars within the block paved driveway. Shared access from the front with private gate to the rear gardens. The rear gardens are laid with artificial grass and benefit from a Southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is Freehold. This should be verified by your solicitor.

## COUNCIL TAX

Trafford Borough Council Band "C"

## NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 38.9 SQ. METRES (418.2 SQ. FEET)



## FIRST FLOOR

APPROX. 36.2 SQ. METRES (389.6 SQ. FEET)



TOTAL AREA: APPROX. 75.1 SQ. METRES (807.8 SQ. FEET)

Florplan for illustrative purposes only



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